

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0152

Z.A.P. DATE: October 5, 2010

ADDRESS: 10601 North FM 620 Road

APPLICANT: Mao Chhay

AGENT: Alice Glasco Consulting (Alice Glasco)

ZONING FROM: LR-CO

TO: CS-1

AREA: 0.10 acres (4,358 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay District, zoning for Tract 1, Tract 2, and Tract 3 on this site. The conditional overlay would permit the Liquor Sales as the only 'CS-1' district use and limit the site to all other 'LR' district permitted uses.

Tracts 1, 2, and 3 in this request are already limited to 2,000 trips per Ordinance No. 010125-14 from zoning case C14-00-2122.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

10/05/10: Approved the CS-1-CO zoning with the following conditions: 1) Limit the property to 2,000 vehicle trips per day per Ordinance No. 010125-14; 2) Prohibit Cocktail Lounge, Exterminating Services, Pawn Shop Services, Hotel-Motel, Indoor Sports and Recreation, and Auto Related Uses and 3) Limit the site to all other GR permitted uses (7-0); S. Baldrige-1st, P. Seeger-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with a vacant commercial strip center. The applicant is requesting additional CS-1 zoning so that they can develop a liquor store on the site.

The staff recommends CS-1-CO, Commercial-Liquor Sales-Conditional Overlay District, zoning for Tract 1, Tract 2, and Tract 3 because the applicant is simply adding more CS-1 area to an existing footprint of CS-1-CO zoning within a commercial structure on the property. This site is developed with a vacant retail center that takes access to a North FM 620 Road, a major arterial roadway. The proposed rezoning will be compatible with surrounding land uses because there are commercial, restaurant, and office uses to the south of the site. The rezoning of this property will permit additional commercial uses on the site to serve the public along a major arterial roadway within the city.

The applicant agrees with the Zoning and Platting Commission's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-CO	Vacant Commercial Center
<i>North</i>	County	Vacant Office Structure
<i>South</i>	LR-CO, NO-CO	Service Station (Chevron), Convenience Store (Food Mart), Restaurant (Country Kitchen), Office (The Texas Methodist Foundation)
<i>East</i>	County	Single-Family Residential
<i>West</i>	SF-2	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Lake Travis

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

- Austin Monorail Project
- Austin Parks Foundation
- Bull Creek Foundation
- Canyon Creek Homeowners Association
- Home Builders Association of Greater Austin
- Homeless Neighborhood Association
- League of Bicycling Voters
- Leander ISD Population and Survey Analysts
- Long Canyon Homeowners Association
- Long Canyon Phase II & LLL Homeowners Association, Inc.
- Sierra Club, Austin Regional Group
- Spicewood Springs Road Tunnel Coalition
- Super Duper Neighborhood Objectors and Appealers Organization
- The Parke HOA
- The Real Estate Council of Austin, Inc.
- 2222 Coalition of Neighborhood Associations
- Volente Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0207	I-RR to Tract 1: P and Tract 2: GO	2/01/05: Approved staff's recommendation on consent for P-CO for Tract 1, GO-CO for Tract 2, with additional conditions to: 1) Prohibit access to Savannah Ridge Drive (other than for emergency vehicles), 2) Create a Tract 3 designated as RR-CO district zoning for a distance of 300-feet from the eastern most	3/03/05: Approved P-CO for Tract 1, GO- CO for Tract 2, and RR-CO for Tract 3(7-0); all 3 readings

		property line that is adjacent to SF-2 zoning, Vote: (9-0); J. Martinez-1 st , J. Gohil-2 nd .	
C14-04-0197	DR to CS* * Amended request to SF-3 on 1/03/05	3/29/05: Approved SF-2 zoning (9-0)	5/12/05: Approved SF-3 zoning (7-0); 1 st reading 6/23/05: Approved SF-3 zoning; 2 nd /3 rd readings
C14-04-0183	I-RR to MF-3	12/21/04: Approved MF-2-CO, with staff condition to limit development to less than 2,000 vehicle trips per day beyond the existing development and additional condition for a 568 unit limit for the site (9-0)	1/27/05: Approved MF-2-CO (6-0, Dunkerley-absent); 1 st reading 3/03/05: Approved MF-2-CO on consent (7-0); 2 nd /3 rd readings
C14-04-0137	I-RR to MF-1	9/21/04: Approved staff's recommendation of MF-1-CO zoning by consent (7-0, K. Jackson-off dais, J. Gohil-absent)	10/21/04: Approved ZAP recommendation of MF-1-CO by consent (7-0); 1 st reading 11/4/04: Approved MF-1-CO (7-0); 2 nd /3 rd readings
C14-04-0035	I-RR to SF-6	5/18/04: Approved staff's rec. for SF-6-CO zoning, with the addition of the conditions listed in the Letter of Agreement between the applicant and the neighborhood, by consent (8-0)	8/12/04: Granted SF-6-CO on all 3 readings (5-1, B. McCracken – No, J. Goodman – off the dais)
C14-04-0003	I-RR, I-SF-2 to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-04-0002	I-SF-2, I-RR to SF-2	2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0)	3/4/04: Granted SF-2 zoning (6-0, McCracken-absent); all 3 readings
C14-02-0154	SF-2, DR to CS-CO	1/28/03: Approved W/LO-CO zoning with conditions of: • Limiting trips to 2,000 per day; • 50' vegetative buffer along the western property line; • 20' buffer along the southern property line; • Prohibit access on the western property line, with the exception of emergency access; • Only 2 access points on the southern property line; • Restrict semi-trucks, 3 axles or more to Windy Ridge entrance. Vote: (7-1, J.P.-Nay, J.D.-absent); K.J.-1 st , M. W.-2 nd .	3/20/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 1 st reading only 3/25/03: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 2 nd reading 1/27/05: Approved staff recommendation of GR-CO for 1st 700 feet off 620 and RR for balance (7-0); 3 rd reading

C14-00-2122	RR to CS-1-CO for Tract 1 and LR-CO for Tracts 2 & 3	9/12/00: Approved LR-CO zoning for Tracts 1, 2, &3 with following conditions: 1) Limit vehicle trips to 2,000 per day for Tracts 1&2; 2) Limit vehicle trips to 3,223 per day for Tract 3; 3) Property owner shall have a 10-foot setback with a vegetative buffer and hooded lights; 4) Garbage pickup shall be from 6-10 p.m.; 5) Construct an 8 foot fence (7-0, B.B. & S.A.-absent); S.L.-1 st , B.H.-2 nd .	10/12/00: Approved Planning Commission rec. of LR-CO, with conditions (7-0); 1 st reading 11/30/00: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, prohibiting cocktail lounge use (7-0); 2 nd reading 1/25/01: Approved LR-CO for Tracts 1&2, and CS-1-CO for Tract 3, with the following conditions: 1) A 10-foot building setback along the east property line; 2) Limit vehicle trips to 2,000 per day for Tracts 1&2; 3) Limit vehicle trips to 3,223 per day for Tract 3; 4) Prohibit the following uses on Tract 1: Adult Businesses, Automotive Rental, Automotive Repair Services, Automotive Sales, Automotive Washing, Agricultural Sales and Services, Art and Craft Studio (General), Building Maintenance Services, Business or Trade School, Business Support Services, Campground, Cocktail Lounge, Commercial Blood Plasma Center, Commercial Off-Street Parking, Communication Services, Construction Sales and Services, Convenience Storage, Drop-Off Recycling Collection Facility, Electronic Prototype Assembly, Equipment Repair Services, Equipment Sales, Exterminating Services, Funeral Services, General Retail Sales, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Kennels, Laundry Services, Monument Retail Sales, Outdoor Sports and Recreation, Pawn Shop Services, Personal Improvement Services, Research Services, Restaurant (General), Theater, Vehicle Storage, Veterinary Services, Custom Manufacturing, Limited Warehousing and Distribution,
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			Maintenance and Service Facilities (7-0); 3 rd reading
C14-99-2083	GO to MF-1	11/16/99: Approved staff rec. of MF-1 by consent (7-0)	12/16/99: Approved PC rec. of MF-1-CO (7-0); all 3 readings
C14-99-0022	DR to SF-2	3/9/99: Approved staff rec. of SF-2 by consent (6-0)	4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings
C14-98-0050	LR, SF-6 to MF-2	5/26/98: Approved staff's alternate rec. of MF-2-CO (TR1), GO-CO (TR-2) by consent (8-0)	7/23/98: Approved MF-2 and GO (7-0); all 3 readings
C14-92-0058	SF-6 to NO, LR	9/1/92: Approved NO-CO	10/22/92: Approved NO-CO (6-0)

RELATED CASES: C14-00-2122 (previous zoning case)
 SP-01-0307C (site plan approved for the property)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
FM 620	150 ft.	2@27 ft.	Major Arterial	No	Yes	No

CITY COUNCIL DATE: October 28, 2010

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

SP-05-1683D

SF-2

N FM 620 RD

TRACT 2

CS-1-CO

TRACT 3

SP-01-0307C

LR-GO

00-2122

TRACT 1

SF-2

BOULDER LN

FOUNDATION RD

NO-CO

82-0058
SP85-0309A
SEC. 83-0310A

SF-6

ZONING

ZONING CASE#: C14-2010-0152
LOCATION: 10601 N FM 620 RD
SUBJECT AREA: 0.10 ACRES
GRID: E37
MANAGER: SHERRI SIRWAITIS



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 100'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



HARE TRI

FOUNDRY RD

CS-100

Specialty

R-CO

2122

N FM 620 RD

BOULDER LN

WINDY RIDGERD

BUCKNER RD

commod
store

SPC-08-0114

STAFF RECOMMENDATION

The staff's recommendation is to grant CS-1-CO, Commercial-Liquor Sales-Conditional Overlay District, zoning for Tract 1, Tract 2, and Tract 3 on this site. The conditional overlay would permit the Liquor Sales as the only 'CS-1' district use and limit the site to all other 'LR' district permitted uses.

Tract 1, 2, and 3 in this request are already limited to 2,000 trips per Ordinance No. 010125-14 from zoning case C14-00-2122.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Commercial-Liquor Sales (CS-1) district is intended for the development of a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments.

This tract of land is located with a vacant retail center that takes access to a North FM 620 Road, a major arterial roadway.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed rezoning will be compatible with surrounding land uses because there are commercial, restaurant, and office uses to the south of the site.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed CS-1-CO district zoning at this location will allow the applicant to develop a Liquor Sales use within a vacant retail structure and will allow for additional commercial uses on the site to serve the public along a major arterial roadway within the city, North FM 620 Road.

EXISTING CONDITIONS

Site Characteristics

The site is currently developed with a vacant commercial structure/strip center. There are service station, convenience store, and restaurant uses (Chevron/Food Mart/Canyon Kitchen) to the south adjacent to Boulder Lane. To the east of the property, there are single-family residences (Canyon Creek Residential Neighborhood). To the north, there is a vacant temporary office structure and a religious assembly use (Peace Lutheran Church). The tract of land to the west, across FM 620, is undeveloped.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Lake Travis Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

According to flood plain maps, there is no flood plain in or within close proximity of the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

No trees are located within the proposed areas to be rezoned. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district would be 95%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Note: The most restrictive impervious cover limit applies.

Site Plan/Compatibility Standards

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations. Along the east property line, the following standards apply:

- No structure may be built within 25 feet of the property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

Additional design regulations will be enforced at the time a site plan is submitted.

- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-2 property.
- No parking or driveways are allowed within 25 feet of the property line
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

This site is in the Scenic Roadway Sign District. All signage must comply with Scenic Roadway sign district regulations.

Hill Country Roadway

The site is located within 1,000 feet RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	.25
15-25%	.10
25-35%	.05

Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along 620. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of 620 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

The site is limited to 2,000 trips per Ordinance No. 010125-14 from zoning case C14-00-2122.

FYI: The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 620. If the site is redeveloped, it is recommended that 125 feet of right-of-way from the existing centerline should be preserved for FM 620 according to the AMATP.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
FM 620	150 ft.	2@27 ft.	Major Arterial	No	Yes	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

ORDINANCE NO. 010125-14

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

THREE TRACTS OF LAND COMPRISED OF LOTS 8 AND 9, BLOCK "A", M & S SUBDIVISION, FROM RURAL RESIDENCE (RR) DISTRICT TO COMMERCIAL-LIQUOR SALES-CONDITIONAL OVERLAY (CS-1-CO) COMBINING DISTRICT FOR TRACT ONE, NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACTS 2 AND 3, LOCALLY KNOWN AS 10505 R.R. HIGHWAY 620 NORTH, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in File C14-00-2122, as follows:

Tract One: From rural residence (RR) to commercial-liquor sales-conditional overlay (CS-1-CO) combining district.

7000 square foot tract of land, more or less, out of Lot 9, M & S Subdivision in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tracts Two and Three: From rural residence (RR) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

Lots 8 and 9 (SAVE and EXCEPT the 7000 square foot tract described in Exhibit "A"), Block "A", M & S Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Page 350, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 10505 R.R. Highway 620 North, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A structure or portion of a structure may not be constructed within ten feet of the east property line.
2. Exterior lighting shall be hooded or shielded.
3. A ten foot wide vegetative buffer shall be provided and maintained along the east property line.
4. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day for Lot 9 and 3,223 trips per day for Lot 8.
5. The following use is prohibited on Tract One: Cocktail lounge

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on February 5, 2001.

PASSED AND APPROVED

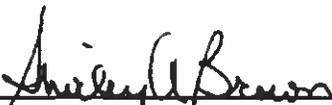
_____, January 25, 2001

§
§
§



Kirk Watson
Mayor

APPROVED: 
Andrew Martin
City Attorney

ATTEST: 
Shirley A. Brown
City Clerk

"EXHIBIT A"
FOR ZONING CHANGE

FIELD NOTES DESCRIBING 7000 SQUARE FEET OF LAND, MORE OR LESS, BEING OUT OF A PORTION OF LOT 9, OF M & S SUBDIVISION A SUBDIVISION IN TRAVIS COUNTY, TEXAS, RECORDED IN VOLUME 98, PAGE 351, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2 inch iron rod found at the northeast corner of Lot 9, of the above referenced subdivision same being the southeast corner of Peach Lutheran Church recorded in Volume 8654, Page 244, Deed Records of said county:

THENCE along the north line of Lot 9, and the south line of said Peace Lutheran Church, North 61°46'20" West, 7.30 feet to a point;

THENCE through said Lot 9, South 25°53'50" West, 4.90 feet to a point for the beginning of this description and the northeast corner hereof;

THENCE South 25°53'50" West, 90.29 feet to a point for the southeast corner hereof;

THENCE North 64°06'10" West, 57.50 feet to a point for interior corner;

THENCE North 25°53'50" East, 30.00 feet to a point for corner;

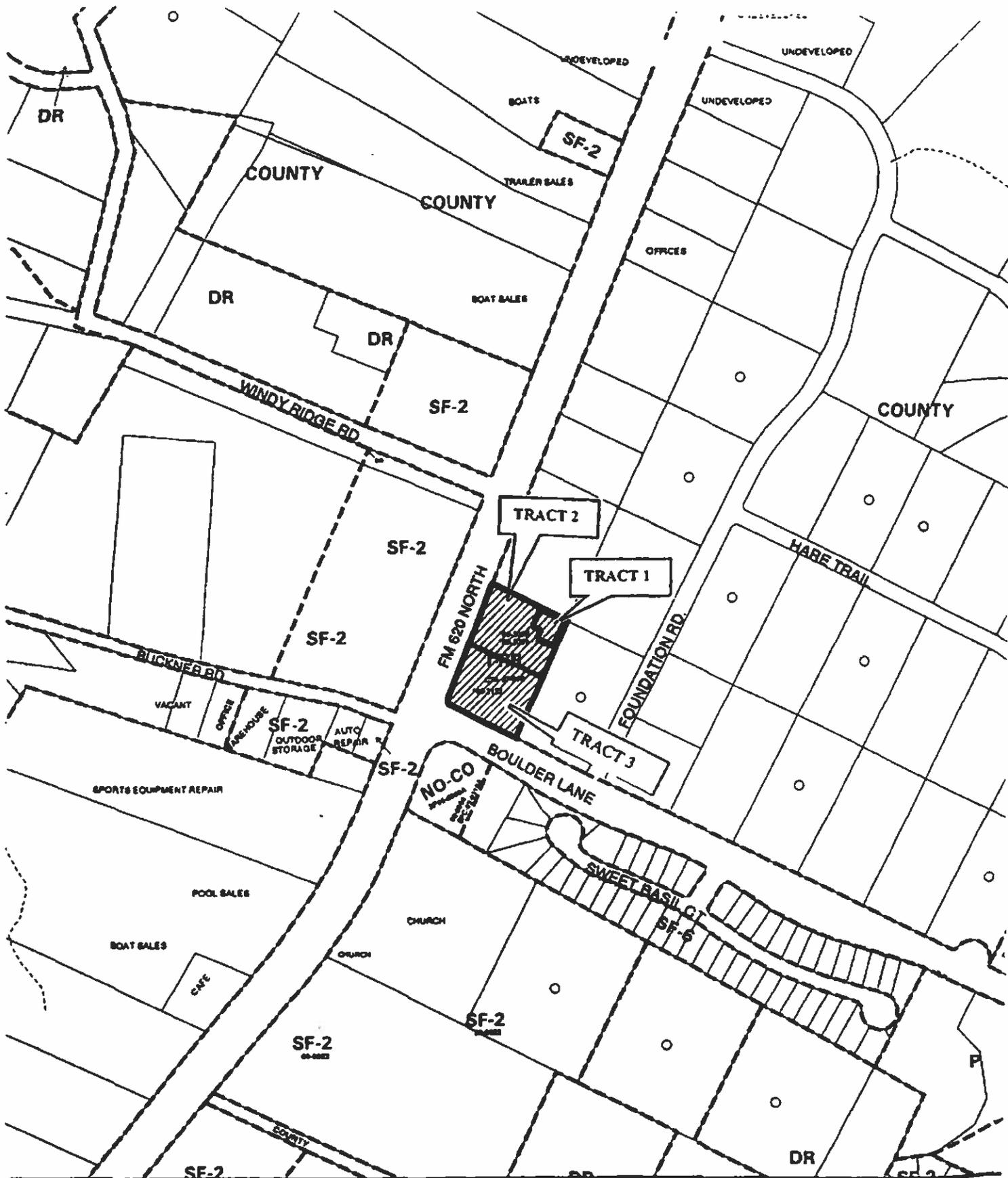
THENCE North 64°06'10" West, 30.00 feet to a point for corner;

THENCE North 25°53'50" East, 60.29 feet to a point for the northwest corner hereof;

THENCE South 64°06'10" East, 87.50 feet to the PLACE OF BEGINNING and containing 7000 square feet of land more or less.

B0503800
6/14/00







 SUBJECT TRACT 

 PENDING CASE 

 ZONING BOUNDARY 

 CASE MGR: K.LARSEN

ZONING EXHIBIT B

CASE #: C14-00-2122
ADDRESS: 10505-10601 FM 620
SUBJECT AREA (acres): 2.505

DATE: 00-08
 INTLS: TRC

CITY GRID REFERENCE NUMBER
 E37

1" = 400'

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0152

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Oct. 5, 2010, Zoning & Platting Commission
Nov. 4, 2010, City Council

WILLIAM STOCKLIN
Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

10700 FOUNDATION ROAD 10-1-2010

Signature

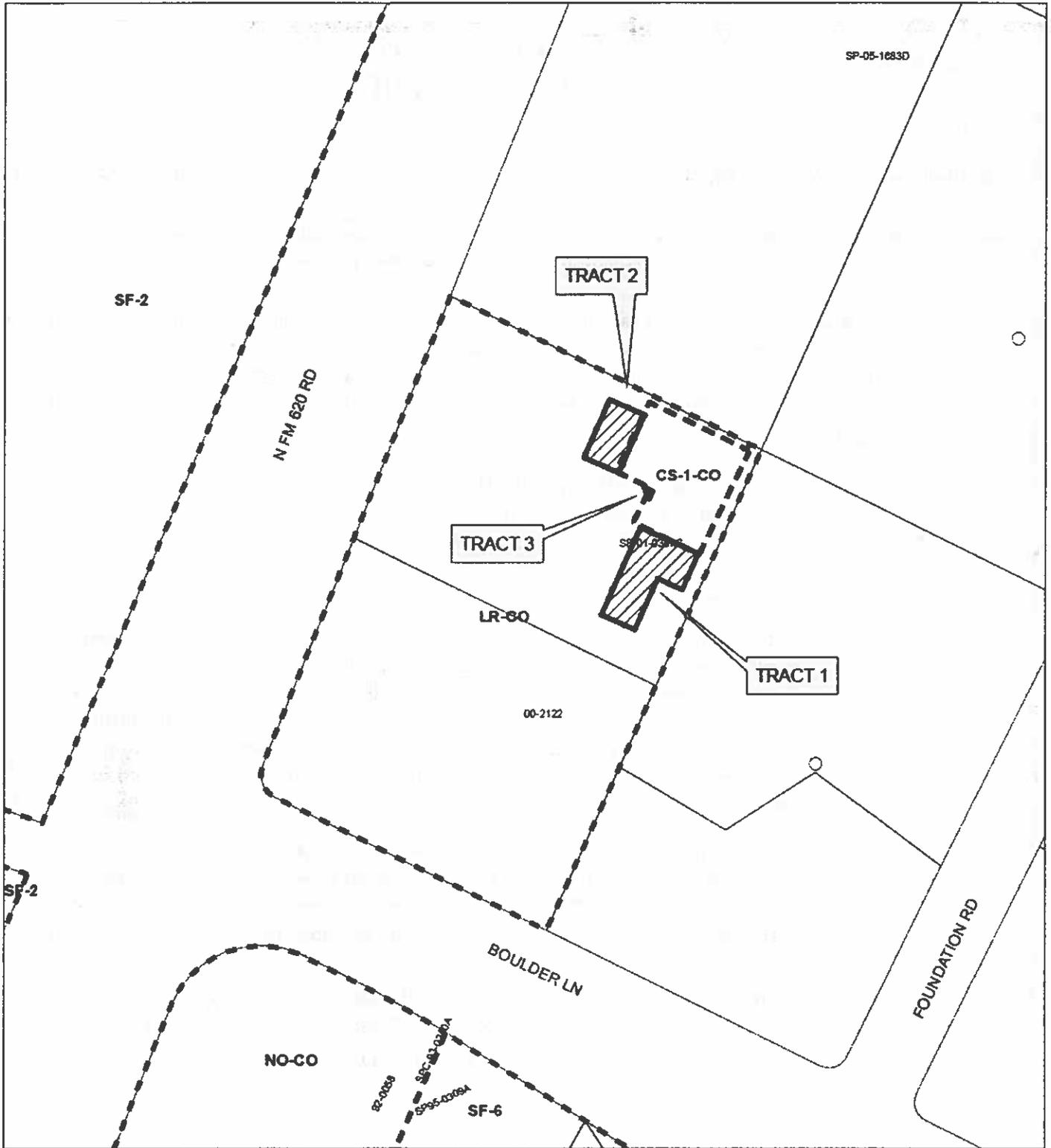
Date

Daytime Telephone: 512-695-9662

Comments: Concern is could create local undesirable (present peaceful) area. A threat undesirable people in the area. Also that some what new code allows (like selling liquor across a bar, etc.) Also concerned about the influence it could have on adjoining Christian school children.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810



ZONING

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0152
 LOCATION: 10601 N FM 620 RD
 SUBJECT AREA: 0.10 ACRES
 GRID: E37
 MANAGER: SHERRI SIRWAITIS



1" = 100'

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